Davidson County DEEDWARR
Recvd: 09/02/05 14:55 4 pgs
Fees:23.00 Taxes:13785.83
20050902-0105954

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,725,900.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2005. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
510 Gay St., L.P. 510 Gay Street, Suite 216 Nashville, TN 37219	SAME	See Attached Exhibit A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Million Seven Hundred Twenty Five Thousand Nine Hundred and no/100 Dollars ($3,725,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAPITOL TOWERS, LTD.**, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **510 GAY ST., L.P.**, a Tennessee limited partnership, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit Nos. 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 401, 402, 403, 404, 405, 407, 408, 409, 411, 413, 414, 415, 416, 417, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 801, 805, 807, 810, 812, 813, 814, 815, 816 and 817, as more particularly described in the Master Deed for Capitol Towers of record in Book 8607, page 417, as amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description.

Being part of the same property conveyed to Capitol Towers, Ltd., a Tennessee limited partnership, by deed from Capitol Towers Apartments, Inc., of record in Book 5428, page 329; and from A.R. Caruthers and wife, Marjorie G. Caruthers of record in Book 9775, page 454, and from Associated Acquisitions, Ltd., a Louisiana corporation of record in Book 9844, page 897, and by deed from Robertson/Tennessee, L.P., of record in Book 11072, page 623, and from State of Tennessee or record in Book 11072, page 614, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on plan of record in Book 2663, pages 120 and 121, Register's Office for Davidson County, Tennessee.

3. Matters shown on plan of record in Book 7900, page 345, Register's Office for Davidson County, Tennessee.

4. Matters contained in Master Deed and Bylaws establishing a Horizontal Property Regime of Capitol Towers Condominiums of record in Book 8607, page 417, Register's Office for Davidson County, Tennessee.

5. Restrictive Covenants of record in Book 2735, page 473, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants of record in Book 2883, page 312, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to common elements.

8. Short form Lease between Capitol Towers, Limited and Capitol Towers Condominium Association, Inc. of record in Book 8607, page 414, as modified by Partial Termination of Lease Agreement in Book 11072, page 612, Register's Office for Davidson County, Tennessee.

This is improved property known as units of Capitol Towers Condominium, 510 Gay Street, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 31st day of August, 2005.

CAPITOL TOWERS, LTD.,
a Tennessee limited partnership

By: Capitol Towers, Inc.,
a Tennessee corporation, General Partner

By: _____
Jerry Kirkpatrick, President

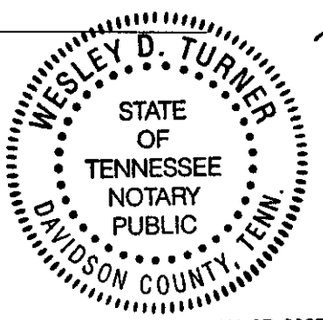
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY KIRKPATRICK,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29 day of August, 2005.

Notary Public

My Commission Expires: _____



My Commission Expires JAN. 27, 2007

EXHIBIT A
TAX INFORMATION

Unit 301	Map 093-01-0-A 135.00CO	Field Book 4W 12245
Unit 302	Map 093-01-0-A 144.00CO	Field Book 4W 12254
Unit 303	Map 093-01-0-A 136.00CO	Field Book 4W 12246
Unit 304	Map 093-01-0-A 145.00CO	Field Book 4W 12255
Unit 305	Map 093-01-0-A 137.00CO	Field Book 4W 12247
Unit 306	Map 093-01-0-A 146.00CO	Field Book 4W 12256
Unit 307	Map 093-01-0-A 138.00CO	Field Book 4W 12248
Unit 308	Map 093-01-0-A 147.00CO	Field Book 4W 12257
Unit 309	Map 093-01-0-A 139.00CO	Field Book 4W 12249
Unit 310	Map 093-01-0-A 148.00CO	Field Book 4W 12258
Unit 311	Map 093-01-0-A 140.00CO	Field Book 4W 12250
Unit 312	Map 093-01-0-A 149.00CO	Field Book 4W 12259
Unit 313	Map 093-01-0-A 141.00CO	Field Book 4W 12251
Unit 314	Map 093-01-0-A 150.00CO	Field Book 4W 12260
Unit 315	Map 093-01-0-A 142.00CO	Field Book 4W 12252
Unit 316	Map 093-01-0-A 151.00CO	Field Book 4W 12261
Unit 317	Map 093-01-0-A 143.00CO	Field Book 4W 12253
Unit 401	Map 093-01-0-A 152.00CO	Field Book 4W 12262
Unit 402	Map 093-01-0-A 161.00CO	Field Book 4W 12271
Unit 403	Map 093-01-0-A 153.00CO	Field Book 4W 12263
Unit 404	Map 093-01-0-A 162.00CO	Field Book 4W 12272
Unit 405	Map 093-01-0-A 154.00CO	Field Book 4W 12264
Unit 407	Map 093-01-0-A 155.00CO	Field Book 4W 12265
Unit 408	Map 093-01-0-A 164.00CO	Field Book 4W 12274
Unit 409	Map 093-01-0-A 156.00CO	Field Book 4W 12266
Unit 411	Map 093-01-0-A 157.00CO	Field Book 4W 12267
Unit 413	Map 093-01-0-A 158.00CO	Field Book 4W 12268
Unit 414	Map 093-01-0-A 167.00CO	Field Book 4W 12277
Unit 415	Map 093-01-0-A 159.00CO	Field Book 4W 12269
Unit 416	Map 093-01-0-A 168.00CO	Field Book 4W 12278
Unit 417	Map 093-01-0-A 160.00CO	Field Book 4W 12270
Unit 601	Map 093-01-0-A 186.00CO	Field Book 4W 12296
Unit 602	Map 093-01-0-A 195.00CO	Field Book 4W 12305
Unit 603	Map 093-01-0-A 187.00CO	Field Book 4W 12297
Unit 604	Map 093-01-0-A 196.00CO	Field Book 4W 12306
Unit 605	Map 093-01-0-A 188.00CO	Field Book 4W 12298
Unit 606	Map 093-01-0-A 197.00CO	Field Book 4W 12307
Unit 607	Map 093-01-0-A 189.00CO	Field Book 4W 12299
Unit 608	Map 093-01-0-A 198.00CO	Field Book 4W 12308
Unit 609	Map 093-01-0-A 190.00CO	Field Book 4W 12300
Unit 610	Map 093-01-0-A 199.00CO	Field Book 4W 12309
Unit 611	Map 093-01-0-A 191.00CO	Field Book 4W 12301
Unit 612	Map 093-01-0-A 200.00CO	Field Book 4W 12310
Unit 613	Map 093-01-0-A 192.00CO	Field Book 4W 12302
Unit 614	Map 093-01-0-A 201.00CO	Field Book 4W 12311
Unit 615	Map 093-01-0-A 193.00CO	Field Book 4W 12303
Unit 616	Map 093-01-0-A 202.00CO	Field Book 4W 12312
Unit 617	Map 093-01-0-A 194.00CO	Field Book 4W 12304
Unit 801	Map 093-01-0-A 220.00CO	Field Book 4W 12330
Unit 805	Map 093-01-0-A 222.00CO	Field Book 4W 12332
Unit 807	Map 093-01-0-A 223.00CO	Field Book 4W 12333
Unit 810	Map 093-01-0-A 233.00CO	Field Book 4W 12343
Unit 812	Map 093-01-0-A 234.00CO	Field Book 4W 12344
Unit 813	Map 093-01-0-A 226.00CO	Field Book 4W 12336
Unit 814	Map 093-01-0-A 235.00CO	Field Book 4W 12345
Unit 815	Map 093-01-0-A 227.00CO	Field Book 4W 12337
Unit 816	Map 093-01-0-A 236.00CO	Field Book 4W 12346
Unit 817	Map 093-01-0-A 228.00CO	Field Book 4W 12338